



## Kerbey Harrington Pinkard LLP

DEVELOPMENT NARRATIVE- HOLISTIC INDUSTRIES, INC. D/B/A LIBERTY CANNABIS

304 SOMERVILLE AVENUE

P&Z 21-087

### **EXISTING CONDITIONS AND APPROVALS**

Holistic Industries, Inc., D/B/A Liberty Cannabis (hereinafter referred to as “Liberty”) has been awarded a Host Community agreement (HCA) by the City of Somerville for Recreational Adult Use Marijuana Retail Sales. This new use will co-locate with Liberty’s ongoing Registered Medical Marijuana Dispensary (“RMD”) located at 304 Somerville Avenue, Somerville, Massachusetts (the “Location”). Liberty has been operating as an RMD at the Location since 2018 (please see PB 2017-20). The Location owner is 304 Somerville Ave., LLC. Liberty operates in the entire small building and has a first-floor entrance. The Building is approximately 3,000 square feet and Liberty is the only tenant. The project architect is The Chesapeake Design Group Architects, Incorporated, 419 North Charles Street, Baltimore, Maryland 21202 (Please see Floor Plan and Façade elevations uploaded to Smartsheet).

### **ZONING COMPLIANCE**

The new zoning district for the Location is the Mid-Rise District (MR5). This location sits within the former Marijuana Overlay of the old Zoning Ordinance under which Liberty’s RMD was originally approved (please see PB 2017-20). The Location is within the “one-half-mile walkshed” of the MBTA Red Line and there are bus routes with nearby stops, specifically: Route 85- Spring Hill to Kendall /MIT Station; Route 86- Sullivan Station to Cleveland Circle; Route 87- Arlington Center to Lechmere Station; and Route 91- Central Square to Sullivan Station.

The Transportation Impact Study (TIS) and the Transportation Access Plan (TAP) for the Location have been performed by McMahon Associates, 120 Water Street, 4<sup>th</sup> Floor, Boston, Massachusetts 02109, and indicate that adult-use point of sale transactions will have minimal impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the neighborhood and the local thoroughfare network (please see the TIS and TAP which are uploaded to Smartsheet).

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The Planning Board will have the benefit of McMahon's findings showing low impact on street traffic and no significant impact on pedestrian and bicycle traffic at the Location.

The Location and visibility have not changed since Special permit approval in 2018 (PB 2017-20).

Liberty's Design Review Approval Application (DRA) for the added use of Adult Cannabis Retail Sales is a permitted use under the Table of Uses in the MR5 District and requires a Special Permit from the Somerville Planning Board. Liberty's application is fully compliant with SZO 9.2.4d. Liberty's Location is not located within Three Hundred (300) feet from any pre-primary, primary, secondary Educational Services uses or any Educational Services protected by M.G.L. 40A, Sec. 3. Although the Location is within five-hundred (500) feet of three (3) locations where pre-primary, primary, or secondary Educational Services Protected by M.G.L. 40A are located, none of these Educational Services are within sight lines of the Location. There have been no issues with any of these Educational Services locations during the time Liberty has been operating as an RMD. None of the Educational Services attended the Neighborhood Meeting and no issues with respect to the Educational Services locations were raised at the Neighborhood Meeting. It is clear that the additional use of cannabis retail sales use is not detrimental to the Educational Services Use.

In accordance with SZO 9.2.4.d. Liberty's floor area at 304 Somerville Avenue, the Location, is less than Ten Thousand (10,000) square feet as required by the SZO. Liberty's current signage for its RMD was approved by the City of Somerville in 2018 and remains unchanged. Liberty is compliant with SZO 10.2, 935 CMR 500 and M.G.L. c.94c section 34 for its Cannabis Retail Sales signage.

## Community Efforts in Somerville and Contributions

1. Union Square and Mainstreet Holiday Stroll Sponsors, including the mini stimulus grants during the most needed pandemic.
2. Support of "Keep Somerville Safe" and its strategic investments in the Union Square neighborhood of business and people.
3. Sponsors of the 4<sup>th</sup> Annual "Good Food For All" Campaign and helping to build a more inclusive Somerville Farmers market.
4. This year we partnered with the Community Action Agency of Somerville by holding education and purchase with impact events at Liberty Somerville. These events helped promote awareness, raise funds and donations to help end poverty in Somerville through CAAS.
5. Several partnership drives benefitting the Somerville Homeless Coalition including: Project SOUP sponsor, non-perishable supply and food drives totaling more than 750lbs. of food and supplies.
6. CED Clinic Cannabis Education Events in the community with Dr. Caplan
7. Headcount and Vote with PRIDE Sponsors and community activations to register voters.
8. National Purchase with Impact Event Southern Poverty Law Center
9. NAACP Legal Defense Fund Sponsor-In observance of Juneteenth, we supported the NAACP Legal Defense and Educational Fund, Inc. The NAACP Legal Defense and Educational Fund, Inc. is America's premier legal organization fighting for racial justice. Through litigation, advocacy, and public education, LDF seeks structural changes to expand democracy, eliminate disparities, and achieve racial justice in a society that fulfills the promise of equality for all Americans.

10. Rex Foundation Sponsor including Massachusetts team supporting a community clean up along the Manhan Rail Trail
11. Flavors of PRIDE- "Flavors of Pride" edition of DO Drops in Massachusetts this year. All of the proceeds from the limited-edition edibles donated to multiple LGBTQ+ organizations, including the Transgender Law Center and Vote With Pride.
12. Amvets Alternative Healthcare Summit- Veteran's Educational, Wellness and Recruitment Event Sponsor

### Efforts to reach out to and recruit diverse participants for employment, including for executive and managerial positions.

1. In early 2021, we partnered with Circa, a job network connecting us with 20,000+ organizations working to find jobs for various protected groups, like veterans, LGBTQ+, people with disabilities, women, etc. Circa reviews our careers page 4 times a day and posts jobs to their network of 20K+ organizations.
2. Throughout 2021, we have established relationship with Southeast Enterprises (SEE) and Alphapointe, two organizations working to recruit, train, and place individuals on the autism spectrum (SEE) and the legally blind (Alphapointe). Holistic targeted SEE and Alphapointe because of their nationally recognized expertise in identifying job opportunities and building successful training programs that result in successful, long-term, placements.
3. Corporate sponsor of 2021 Black Cannabis Week (Sept. 2021) and Also, the corporate sponsor of Communities of Color Cannabis Career and Education event in Kansas City, MO (Nov 2021) which were collaborations between organizations, businesses and elected officials working to educate and advance the efforts of social justice in the burgeoning cannabis industry; In addition to our financial support (\$10,000), Holistic offered an in-person career-fair in downtown Philadelphia at the end of Black Cannabis Week, Sept. 24+25 and Kansas City, November 14th, educating underserved and underrepresented communities about opportunities within the cannabis industry. Preliminary interviews were conducted onsite.
4. Sponsor of the 2021-22 Cannabis Equity Initiative Tour, allowing Holistic to partner with HBCUs (Historically Black Colleges & Universities) and other MSO's to develop educational programs focused on job opportunities within the cannabis industries. Topics will include compliance, facility management, product development, and medical research, just to name a few.
5. In 2022, we plan to expand Holistic's Internship Program to focus recruitment at HBCUs (Historically Black Colleges & Universities). Our primary goal is to create opportunities for HBCU students to learn about, engage with and train in the Cannabis Industry at management and C-Suite levels. Secondary goal: create a pipeline to permanent employment at Holistic.
6. Late last year, Holistic's Director of Outreach, Rabbi James Kahn, spoke at the CannAtlantic conference about issues of diversity and hiring practices in the cannabis industry, along with more general corporate social responsibility issues.

Approval of Liberty's Adult Cannabis Retail Sales application will ensure continued participation in community focused efforts

Prepared by John L. Harrington, Esq.